



STRATEGY & FINANCE COMMITTEE

Minutes of meeting on 20 July 2017

at The Academy Suite, Holmes Chapel Community Centre, CW4 8AA



Part I – Public and Press present

1. Attendance	Cllr S Ranger (chair) Cllr B Bath Cllr J Clowes Cllr S Hamilton Cllr R Parry Cll M Ranger Cllr M Street	Mrs NL Clarke – Clerk Mr P Hartwell – ES&R Mr T Barton – ES&R		
2. Apologies	RESOLVED (SF17/18/11) to receive apologies from Cllr D Savage (unwell)			
3. Declarations of Interest	None			
4. Public Speaking	None			
Part II	That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.			
5. Presentation by ES&R on the 2016/17 trading performance for Holmes Chapel Community Centre.	RESOLVED (SF17/18/12) to suspend standing orders to receive a report from Everybody Sport & Leisure. Mr Hartwell, CEO ES&R gave a report on the draft 2016/17 trading performance for Holmes Chapel Community Centre which will go to the board of trustees in August 2017 before publication.			
Part I	RESOLVED (SF17/18/13) that the meeting move back to part I			
6. Committee Minutes	RESOLVED (SF17/18/14) to approve the minutes of the meeting held on 22 June 2017.			
7. Matters Arising	<ul style="list-style-type: none"> • A request has been made to CEC asking for the Holmes Chapel Design Guide to be formally adopted as a supplementary planning guidance document to the Holmes Chapel Neighbourhood Plan and Cheshire East Design guide. Acknowledgement has been received from Adrian Fisher. • Pension application has been made to Cheshire Pension Fund for Mrs S McKay, and contributions have commenced. • A letter was sent to CEC opposing the closure of the Arclid HWRC to be circulated prior to the CEC Cabinet meeting on 11 July 2017. Confirmation has been received that CEC voted to close the tip on 30 September 2017. • To note the Community Resilience event will take place on 14 September at 7.00 p.m. at the Holmes Chapel Community Centre. 			
8. Planning Applications	The Committee considered the following planning applications listed below and RESOLVED (SF17/18/15) to comment as follows: <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td data-bbox="464 1973 906 2047"> 17/3412C 10 Hawthorn Villas CW4 7AR </td> <td data-bbox="906 1973 1481 2069"> Ground floor rear extension to replace existing conservatory. NO OBJECTION </td> </tr> </table>		17/3412C 10 Hawthorn Villas CW4 7AR	Ground floor rear extension to replace existing conservatory. NO OBJECTION
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	<p>17/3427C Holmes Chapel Community Pre-school, Middlewich Road, CW4 7EB</p>	<p>Retrospective application for the provision of existing pre-school .</p> <p>NO OBJECTION</p>
	<p>17/3331C rear of 108 London Road, CW4 7BD</p>	<p>Construction of 2 no. dwellings.</p> <p>OBJECTION – See Appendix 1</p>
9. Strategic Planning Task Group	<p>The Committee noted the minutes from the meeting of the task group on the 11 July 2017.</p> <p>RESOLVED (SF17/18/16) to receive the report.</p>	
10. Parish Council Policies	<p>Further to updating policies, the Committee RESOLVED (SF17/18/17) to recommend approval of</p> <ol style="list-style-type: none"> I. Grants and donations policy at Council meeting on 17 August 2017. II. Risk management policy at Council meeting on 17 August 2017. III. The amended Safeguarding policy at Council meeting on 17 August 2017 	
11. Finance	<p>The Committee noted the report from the RFO on 1st Quarter.</p> <p>RESOLVED (SF17/18/18)</p> <ol style="list-style-type: none"> I. To note the bank reconciliation for 30 June 2017 is £106,085 II. To receive 1st Quarter financial reports to 31 June 2017. See Appendix 2 III. To receive the report from the RFO. 	
12. Grants and Donations	<p>After consideration of the application, the Committee RESOLVED (SF17/18/19) to approve a donation of £200 to Dane Sound Community Radio.</p>	
13. Public Speaking	<p>None</p>	
14. Future Agenda Items	<ol style="list-style-type: none"> 1. Quality Council Monitoring 2. Neighbourhood Plan review policies 3. Creation of master list for projects 4. Data Protection 	
15. Chairman and Clerk's reports	<p>The Clerk reported on:</p> <ol style="list-style-type: none"> 1. The Sibelco application has now been submitted to Cheshire East and Cheshire West Council and will be discussed at a future meeting. 2. A letter from Sandbach Town Council on the Arclid HWRC 	
<p>The meeting closed at 8.45 p.m.</p>		

These minutes will be submitted for approval at the next Strategy & Finance Committee meeting scheduled for 10th August 2017

Signed as Chairman of the Committee as a true and accurate record

.....Date.....

Appendix 1

HOLMES CHAPEL PARISH COUNCIL

Planning Application Ref:	17/3331C
Address:	REAR OF 108, LONDON ROAD, HOLMES CHAPEL, CHESHIRE, CW4 7BD
Proposal:	Construction of 2no.new dwellings
Last Date for comments:	02 August 2017
Decision Target Date:	06 September 2017
Committee Date:	N/A - To be determined under delegated authority <i>Note: We have asked our Ward Councillor to 'call-in' this application so it can be heard at Committee.</i>

Holmes Chapel Parish Council objects to this application

This application is for the building of two very small semi-detached houses in a restricted space between other dwellings. Its proposed position, squeezed into a small space, is beside the main line railway and will have restricted and unsafe access. It is not considered to be sustainable development as described in the NPPF.

1. This application contravenes a number of the policies of the 'made' Holmes Chapel Neighbourhood Plan.
 - a. Policy HO1 (A) *'Further small scale housing development beyond the existing approvals of 613 will be supported to meet the needs and priorities established in this plan, and to meet any target number of homes for Holmes Chapel as a Local Service Centre established through the Stage 2 CEC Local Plan.'* This application has not met this policy criterion as it shows no evidence in the application that this housing is needed in Holmes Chapel beyond the existing approvals of 613 (812 if those directly on the Holmes Chapel Parish boundary are included). Within the number approved, 30% are expected to be affordable homes. 613 homes = 184 affordable homes, 812 homes = 244 affordable dwellings. So the argument that insufficient numbers of affordable homes in Holmes Chapel is not supported.
 - b. Policy TT1 (D) *'Demonstrate that the most up to date parking standards required by Cheshire East Council will be met.'* Although the plans show spaces for two car parking spaces per dwelling, there is serious doubt that within the available space, there is sufficient room for car movement and that the car spaces are large enough. This is particularly relevant when viewed with the close proximity to the car park spaces shown for the business. It is unclear what the proposals are for the existing garage on the site. The entry to the garage will be over the car park spaces for one of the proposed houses.
 - c. Policy TT1 (E) *'Demonstrate that the proposed site is situated in an acceptable location in relation to the existing highway network, especially from a safety and aggregate congestion viewpoint.'*
 - The access and egress of the proposed development is directly onto the very busy A50 in a 40mph limit where cars often pass in excess of this speed – both north and south. Car safety is therefore very questionable.
 - The very narrow single track to the side of the business premises does not allow for any safe passing and car drivers would need to be aware that they may have to reverse onto a very busy A road (in contravention of the Highway Code) to allow cars to leave the application site.
 - The available visibility for drivers leaving the site, of cars on the A50, is questionable.
 - Cars or cyclists entering the site from the A50 from the north will need to slow/stop in the centre of a busy road to enter the application site safely. This could cause dangers to other motorists attempting to pass.

- The applicant has stated NO to “*Do the proposals require any diversions/extinguishments and/or creation of rights of way?*” Yet the single track road past the business area to the proposed houses is the only way on and of the site for the business users and the proposed houses.
- d. Policy CE4 (C) ‘*All new developments should be designed to protect existing mature trees either through the provision of TPOs or a permanent arboriculture management programme for the site.*’ The application states there are no trees and hedges on the proposed site, but the photos show clearly that there are. No Tree survey has been provided. The application therefore does not meet this policy.
- e. Policy CE5 (A) ‘*All development should follow the latest planning guidance on design provided by CEC and should follow the guidance set out in Appendix 9.*’ The plans do not incorporate any areas to store and aid the collection of waste. There are no arrangements for the separate storage and collection of recyclable waste.

Tandem development i.e. houses behind each other on the same plot, with privacy issues as well as limiting the visibility of these neighbouring houses, is not a reasonable design.

The plans seem to show roof windows facing the rear of the proposed houses. No further information is provided so it is unclear why these are included in the design. If it is the intention that a further room is to be included in the roof space then this should be included in the design statement. There is also the issue that these windows would overlook the privacy of neighbouring houses and gardens.

- f. Policy CE7 ‘*All new residential and commercial developments will integrate within their design and layout, measures to successfully address surface water under storm conditions and will be required to demonstrate they are using the latest guidelines from the designated water supply and wastewater company to protect the environment.*’ It is of concern that the question on Foul Sewage in the application and connection to the existing drainage system is “Unknown”. The application does not meet the policy.

2. The application Design & Access statement refers to the NPPF and in particular paragraph 49. There is now a Local Plan agreed by the Inspector and is expected to be ratified by Cheshire East Council on 26 July 2017. So a 5-year Housing supply has been demonstrated. As the application is in a Local Service Centre (LSC) area and the final number for the LSC remains to be agreed in the Local Plan Stage 2 Site Allocations Strategic Development Plan (SADPD), then the policies within the ‘made’ Holmes Chapel Neighbourhood Plan must apply and carry considerable weight.

The application refers to paragraph 55 of the NPPF – “*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.*” The location of this application does not meet this sustainable development criteria.

The applicant refers to paragraph 59 of the NPPF – “*Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.*” The key words here for this application are ‘density’, ‘massing’, ‘landscape’ and ‘access of new development in relation to neighbouring buildings and the local area more generally’. This application does not any of these.

Holmes Chapel Parish Council 17/18

Income and Expenditure Account for Year Ended 30 June 2017

31st March 2017		30 June 2017
	Operating Income	
188,436	Council Income	98,542
5,389	Grants & Donations	2,060
0	Village Maintenance	810
485	Dane Meadow Project	0
129,955	HC Community Centre Project	0
23,960	Youth Facilities Project	12,059
3,200	Neighbourhood Plan Project	0
0	Holmes Chapel Partnership	100
	Total Income	
351,423		113,571
	Running Costs	
37,071	Employees	9,710
4,479	Premises	1,089
3,749	Office Services	621
1,652	Communications	695
825	Members	80
9,244	Professional Services	3,090
1,563	Subscriptions	1,563
2,850	Grants & Donations	850
11,366	Village Services	303
8,423	Village Maintenance	2,273
0	HC Community Centre Revenue	33,689
8,925	Dane Meadow Project	0
232,467	HC Community Centre Project	0
31,306	Youth Facilities Project	25,203
4,124	Neighbourhood Plan Project	0
0	River Croco Path Project	20,245
5,148	Boundary Signs Project	0
840	Village Centre Improvements	0
1,059	Play Area Elm Drive Project	0
	Total Expenditure	
365,090		99,413
	General Fund Analysis	
105,593	Opening Balance	66,927
351,423	Plus : Income for Year	113,571
457,017		180,498
365,090	Less : Expenditure for Year	99,413
91,927		81,085
0	Transfers TO / FROM Reserves	(25,000)
91,927	Closing Balance	106,085

Holmes Chapel Parish Council 17/18

Balance Sheet as at 30 June 2017

31st March 2017

30 June 2017

31st March 2017		30 June 2017	
Current Assets			
10,511	VAT control	10,076	
4,953	Prepayments	0	
9,861	Current A/c	11,418	
44,587	Business Saver	29,591	
25,000	CCLA Deposit Fund - 0117530001	55,000	
94,911			106,085
94,911	Total Assets		106,085
Current Liabilities			
2,985	Creditors	0	
2,985			0
91,927	Total Assets Less Current Liabilities		106,085
Represented By			
66,927	Revenue Expenditure		29,338
25,000	Revenue Reserves		25,000
0	Capital Fund		51,747
91,927			106,085

The above statement represents fairly the financial position of the authority as at 30 June 2017 and reflects its Income and Expenditure during the year.

Signed :
Chairman

_____ Date : _____

Signed :
Responsible
Financial

_____ Date : _____